

## NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in City of Springfield Code Enforcement Department Housing Division v. Robert Segarra, Dolores Cordero Rivera, et al., Docket No. 10CV1834, the Court has granted the Receiver, JJS Capital Investment, LLC, authorization to sell the property located at 1308-1310 Worcester Street, Springfield, Hampden County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owners of the premises are Robert Segarra and Dolores Cordero Rivera.

The same will be sold at Public Auction at 2:00 p.m. on August 20, 2015 on the premises located at 1308-1310 Worcester Street, Springfield, Hampden County, Massachusetts which is bounded and described as follows:

The land in that part of Springfield, Hampden County, Massachusetts known as Indian Orchard, with the buildings thereon, bounded and described as follows:

Beginning on the northerly side of Worcester Street a point distant from Pinevale Street (formerly called Pine Street), two hundred (200) feet easterly at land now or formerly of one Streeter, and running thence EASTERLY on Worcester Street fifty (50) feet to land now or formerly of Leon R. Barron et ux; thence NORTHERLY by the last-named land seventy-five (75) feet to a point; thence EASTERLY at right angles with the last course and by said land of said Barron, fifty (50) feet to land of the Roman Catholic Bishop of Springfield occupied by the St. Aloysius Church; thence NORTHERLY by the last-named land, seventy-five (75) feet to other land of the Roman Catholic Bishop of Springfield (formerly a street); thence WESTERLY in a straight line, one hundred (100) feet to said Streeter's land; and thence SOUTHERLY by the last-named land, one hundred fifty (150) feet to Worcester Street, at the place of beginning.

Together with a right of way for passage on foot or with vehicles over said land now or formerly of Leon R. Barron, et ux which said right of way is more particularly described in a certain mortgage to the Ludlow Savings Bank by Leo J. Bouchard and Anna M. Bouchard dated March 4, 1949 and recorded in the Hampden County Registry of Deeds in Book 1980, Page 515.

WESTERLY: by Warrenton Street, fifty (50) feet;

NORTHERLY: by Lot #95, (ninety-five) as shown on said plan, one hundred (100) feet;

EASTERLY: by Lot #104, (one hundred four) as shown on said plan, fifty (50) feet; and

SOUTHERLY: by Lot #93, (ninety-three) as shown on said plan, one hundred (100) feet.

Being the same premises conveyed to Robert Segarra and Dolores Cordero Rivera, by deed of Robert Segarra, dated October 3, 2003, and recorded in the Hampden County Registry of Deeds in Book 13653, Page 431.

The premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens, trash fee liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said receiver's lien, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

### TERMS OF SALE:

A deposit of \$10,000.00 by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Lyon & Fitzpatrick, LLP, Whitney Place, 14 Bobala Road, 4<sup>th</sup> Floor, Holyoke, Massachusetts 01040 within 30 days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. Other terms, if any, to be announced at the sale.

JJS Capital Investment, LLC, Receiver  
Katharine Higgins-Shea, Esq., counsel for Receiver  
Lyon & Fitzpatrick, LLP  
Whitney Place  
14 Bobala Road, 4<sup>th</sup> Floor  
Holyoke, MA 01040  
(413) 536-4000

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